



PORCHLIGHT HOMES

HUDSON | EAST

1,790 Sq Ft Luxury Condos | From the Mid \$400's

LOCAL NEWS

Prime central Scottsdale location
Close to top schools, employment, shopping and dining
Resort-like community pool
Comfortable layout - 3 bedroom, 2.5 bath, and a 2-car garage
Local...Porchlight is home grown in Arizona since 2010
NEW CONSTRUCTION priced at a GREAT VALUE

CURB APPEAL

Professionally colorized exterior scheme
Contemporary architectural detailing
Intimate community layout with 18 units
8' tall garage door with obscure glass detail
Inviting 8' tall entry door
Designer garage coach lights on photo cell
Private covered sitting porch
Ring® WiFi camera doorbell
Bronze aluminum window frames

IT'S WHAT'S ON THE INSIDE THAT COUNTS

Dramatic 10' high ceilings on 1st floor - 9' on 2nd floor
Open great room for entertaining
Spacious master suites with generous walk-in closets
Extra storage in garage
8' tall raised panel interior doors
18' x 18' ceramic tile at 1st floor, bath rooms and laundry
Contemporary 4-1/4" interior baseboards
Optional roof deck or clerestory
Mission railing at stairs

HEART OF THE HOME

Spacious kitchen layout with abundant prep areas
Whirlpool® stainless steel appliances
Maple cabinetry with 42" uppers
Moen® single-handle pull out faucet with sprayer
Granite countertops with 4cm eased edge
Decorative lighting and ample recessed can lights
Expansive kitchen island with custom seating area
Stainless steel double basin undermount sink
Walk-in kitchen pantry

RELAXING RETREAT

Oversized owner's bath with dual sinks
Spacious cultured marble shower with seat
Framless 3/8" clear glass shower enclosure
Floating vanity cabinets
Moen® Gibson/Iso bath fixtures
Solid surface cultured marble top with integral sinks
Frameless medicine cabinets in full baths
42" high plate glass mirrors
Designer light fixtures

BUILDING THE RIGHT WAY

Spray foam insulation at exterior walls and attic
Post tension slab construction
AquaPEX plumbing system
Hard-wired smoke and carbon monoxide detectors
Structured wiring including Phone, Data and Cable
2-car garages with finished interiors
Fire sprinkler systems in each unit
Fully operational digital security system
Ceiling fan pre-wire at great room and master
1 year workmanship and material warranty
3 year termite warranty

RESPONSIBLE ENERGY FEATURES

Energy Star® V3 certified new homes
Nest® digital WiFi enabled thermostat
Lennox® 16 SEER air conditioner
High energy efficient natural gas furnace
100% LED bulbs at can lighting
TANKLESS energy efficient gas water heater
Dual pane Low-E aluminum windows with screens
HERS score rating of 55
WaterSense qualified toilets and fixtures

PORCHLIGHT DIFFERENCE

Arizona's trusted CRAFT builder
Dedication to personalized care
Engaging construction experience
Uniquely approachable team

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Sales by LYS Properties, LLC | 480 519 5128



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